



2014-009259

Klamath County, Oregon

09/05/2014 12:06:34 PM

Fee: \$47.00

After recording return to:

Craig Pike

12337 Wildwood Drive

North Bend, OR 97459

Until a change is requested all tax statements shall be sent to the following address:

Craig Pike

12337 Wildwood Drive

North Bend, OR 97459

Escrow No. MT100283CT

Title No. 0100283

SWD r.020212

STATUTORY WARRANTY DEED

Lorinda Jane Willard, who acquired title as, Lorinda Myers,

Grantor(s), hereby convey and warrant to

Craig Pike,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Parcel 2 of Land Partition 5-14, being a replat of Parcel 1 of Minor Land Partition 33-87, situated in Section 33 and the W1/2 of Section 34, T35S, R10EWM, filed August 18, 2014 in Volume 2014-008610, in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$70,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2014-2015 Real Property Taxes a lien not yet due and payable.

47-1111

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 29 day of August 2014.

Lorinda Jane Willard
Lorinda Jane Willard

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Aug 29, 2014 by Lorinda Jane Willard.



Stacy M Howard
(Notary Public for Oregon)

My commission expires 11-18-15